

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/(954) 797-1101

**SUBJECT:** Site Plan, SP 4-2-02, Craven Thompson and Associates, Inc./Surf Pasture, LLC, 5980 SW 30 Street/Generally located south of State Road 84, east of Davie Road, and east of Nova Drive.

**AFFECTED DISTRICT:** District 1

### **TITLE OF AGENDA ITEM:**

SP 4-2-02, Palm Trace Landings Phase III, 5980 SW 30 Street (RM-25 County and RM-16)

**REPORT IN BRIEF:** The applicant requests site plan approval for the 17.40 acre site, generally located south of State Road 84, east of Davie Road, and east of Nova Drive. The proposal is for 274 apartment units, recreation building, maintenance building, parking, and landscaping. There are seventeen (17) concrete block structures, to be covered with stucco, totaling 157,431 square feet of building area. Access to the site is via an access road through Palm Trace Phase II, which connects to Davie Road. Provided are 737 parking spaces and 27 handicap parking spaces.

The overall site has 145,669 square feet (3.34 acres) or 19.2% open space (15% required). Palms comprise 18.4% of the trees provided, and 81% of the material is native. The perimeter buffers will be planted with Live Oak, Sabal Palm, and portions will be planted with Areca Palm, which will form a dense screen, rather than hedges. A temporary material storage yard and construction trailer is shown near the northwest boundary of the site. The storage area will be surrounded by a slatted fence to provide screening. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for these uses for a period of time not to exceed one year.

Staff notes that the Site Plan has been revised to reflect the Site Plan Committee's recommendations.

**PREVIOUS ACTIONS:** None

### **CONCURRENCES:**

At the July 9, 2002, Site Plan Committee meeting Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve based on the planning report and on the following: 1) change the landscape plan on the Areca Palms to indicate five-foot overall height, four-foot spread, six-foot on center; 2) to connect the sidewalk from building 5 to building 8, which would enable the sidewalk to go all the way around the lake; 3) the sidewalk is to connect to building 13 and to be indicated on the plans; 4) install additional dumpster enclosure at the southwest corner of building 11; 5) provide a "cross section FF" to accurately show existing and proposed conditions including chain-link fence; and 6) to center the Alexander Palms in the curbed islands by the garages (Motion carried 5-0).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to

Town Council for further consideration. In addition, the following condition must be met prior to issuance of a building permit:

1. The plat, Nova Plat No. 2, shall be approved by the Broward County Board of County Commissioners and recorded.

**Attachment(s):** Site plan, Future Land Use Map, Zoning and Aerial Map

---

**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division Staff**  
**Report and Recommendation**

---

**APPLICANT INFORMATION**

**Owner:**

**Name:** Surf Pasture, LLC  
**Address:** 888 SE 3 Avenue, Suite 501  
**City:** Fort Lauderdale, FL 33316  
**Phone:** (954)522-1969

**Agent:**

**Name:** Craven Thompson and Associates, Inc.  
**Address:** 3563 NW 53 Street  
**City:** Fort Lauderdale, FL 33309  
**Phone:** (954)739-2002

---

**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** Site plan approval for Palm Trace Landings Phase III.

**Address/Location:** 5980 SW 30 Street/Generally located south of State Road 84, east of Davie Road, and east of Nova Drive.

**Future Land Use Plan Designation:** Regional Activity Center (RAC)

**Zoning:**

RM-25, Multi-family District (County), 0.33 acres (13 units maximum)  
RM-16, Medium-High Density Dwelling District, 16.88 acres (270 units maximum)  
274 units/17.4 acres = 15.75 DU/AC

**Existing Use:** Vacant

**Proposed Use:** 274 apartment units

**Parcel Size:** 17.40 acres (758,346 square feet)

**Surrounding Uses:**

**North:** Palm Trace Landings Phase II,  
Palma Nova Mobile Home Park  
**South:** Palma Nova Mobile Home Park

**Surrounding Land**

**Use Plan Designation:**

Regional Activity Center  
Regional Activity Center

<b>East:</b>	Everglades Mobile Home Park	Regional Activity Center
<b>West:</b>	Office building, Palma Nova Mobile Home Park	Regional Activity Center

**Surrounding Zoning:**

<b>North:</b>	RM-25, Multi-family District (County), T-1, Trailer Park (County)
<b>South:</b>	T-1, Trailer Park (County)
<b>East:</b>	T-1, Trailer Park (County)
<b>West:</b>	B-2, Community Business District, T-1, Trailer Park (County)

---

**ZONING HISTORY**

**Previous Request on same property:** The plat, P 5-2-90 Nova Plat (151-42), was approved on September 5, 1990.

The site plan, SP 2-4-94 Palm Trace, was approved on April 20, 1994.

The rezoning, from A-3, Utilities (County) to RM-16, Medium-High Density Dwelling District, was approved on April 21, 1999.

The plat, P 3-1-02 Nova Plat No.2, was approved by Town Council on November 7, 2001. Broward County issued the plat report on May 18, 2001. The applicant expects to go before the County Commission for plat approval as soon as some County issues with the staff are agreed upon.

---

**APPLICATION DETAILS**

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 17.40 acre site, generally located south of State Road 84, east of Davie Road, and east of Nova Drive. The proposal is for 274 apartment units, recreation building, maintenance building, parking, and landscaping.
2. *Building:* The site plan shows seventeen (17) concrete block structures, to be covered with stucco, totaling 157,431 square feet of building area. There are fifteen (15) apartment buildings with six (6) unit types, maintenance building, and recreation building. The unit types range from one (1) bedroom with one (1) bath, to four (4) bedrooms with three (3) baths. The elevations show three (3) story structures with first floor garages, balconies, and architectural accents. The roof will be barrel tile and have a maximum height of 32'. The color scheme reflects four (4) base colors: Sparkling Amber, Kimono, Sweet Potato, Russet Glow; Rice Paper accent trim and Palm Island Green roof.
3. *Access and Parking:* Access to the site is via an access road through Palm Trace Phase II, which connects to Davie Road. Provided are 737 parking spaces and 27 handicap

parking spaces.

4. *Landscaping:* The site plan shows 145,669 square feet (3.34 acres) or 19.2% open space (15% required) for the overall site. Palms comprise 18.4% of the trees provided, and 81% of the material is native. The perimeter buffers will be planted with Live Oak, Sabal Palm, and portions will be planted with Areca Palm, which will form a dense screen, rather than hedges. The theme at the ends of buildings and entrance ways generally consists of Live Oak, Queen Emma Crinum Lilly, Mexican Fan Palm, and Green Buttonwood. Native shrubs and groundcovers comprise 26.9% of the material provided.

5. *Temporary Uses:* The site plan shows a temporary material storage yard and construction trailer near the northwest boundary of the site. The storage area will be surrounded by a slatted fence to provide screening. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for these uses for a period of time not to exceed one year.

---

### **Significant Development Review Agency Comments**

All agency comments have been satisfied.

---

### **Applicable Codes and Ordinances**

A stipulated settlement agreement (a.k.a. Forman Agreement) between the Hamilton M. and Blanche C. Forman Christian Foundation and various other Plaintiffs and the Town of Davie, entered into on November 12, 1985, Broward County Circuit Court Case No. 85-003046-CT. This agreement states the way in which development standards are to be interpreted. Physical development standards such as building height, setbacks, parking, open space, landscape buffers, may refer back to the 1984 Broward County Zoning Code. Non-physical improvements, such as the quantity and quality of landscape materials, shall be in compliance with current Town of Davie Land Development Code standards.

---

### **Comprehensive Plan Considerations**

This parcel is inside the Regional Activity Center Future Land Use Plan designation that was adopted by Town Council in 1998. The purpose of the designation is flexibility in the manner in which land is used.

**Planning Area:** The subject property falls within Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie

Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 97.

**Applicable Goals, Objectives & Policies:** Policy 10-1: The Regional Activity Center land use designation shall encourage large-scale development and redevelopment as well as small parcel infill development and redevelopment that facilitates a coordinated and balanced mix of land uses, providing for: educational facilities; a wide selection of housing types for all income ranges; shopping opportunities to meet the basic and expanded needs of students, residents, employees and visitors; research, training and other educational support uses; recreation; and employment opportunities, including the use of mix residential/nonresidential land uses.

Policy 10-9: The maximum residential density with the RAC shall be 22 DU/AC. Nonresidential intensity shall not exceed a building coverage ratio of 40 percent of net site area, and a height limit of 75' for inhabitable structures.

---

### **Staff Analysis/Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances.

---

### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following condition must be met prior to issuance of a building permit:

1. The plat, Nova Plat No. 2, shall be approved by the Broward County Board of County Commissioners and recorded.

---

### **Site Plan Committee Recommendation**

At the July 9, 2002, Site Plan Committee meeting Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve based on the planning report and on the following: 1) change the landscape plan on the Areca Palms to indicate five-foot overall height, four-foot spread, six-foot on center; 2) to connect the sidewalk from building 5 to building 8, which would enable the sidewalk to go all the way around the lake; 3) the sidewalk is to connect to building 13 and to be indicated on the plans; 4) install additional dumpster enclosure at the southwest corner of building 11; 5) provide a "cross section FF" to accurately show existing and proposed conditions including chain-link fence; and 6) to center the Alexander Palms in the curbed islands by the garages (Motion carried 5-0).

---

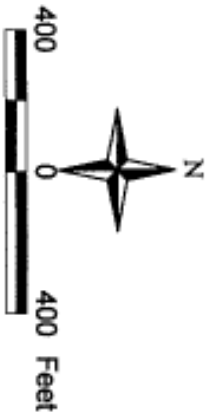
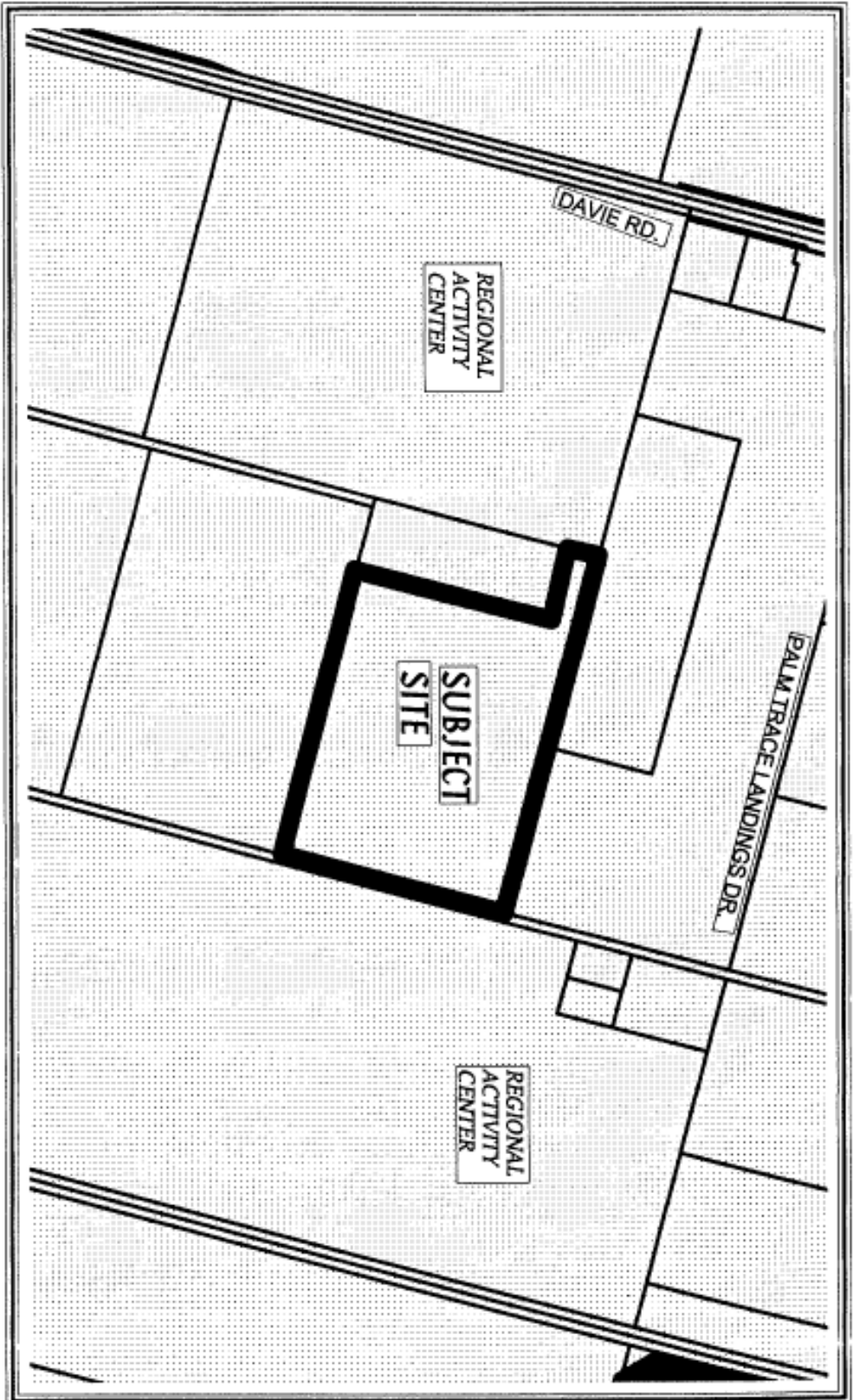
### **Exhibits**

1. Site plan

2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



**PETITION NUMBER: SP 4-2-02**

**FUTURE LAND USE MAP**

**Date: Flown: January, 2001**

**Scale: 1" = 400'**

**Planning & Zoning Division - GIS**

**Prepared 5/9/02**







**PETITION NUMBER: SP 4-2-02**

Zoning and Aerial Map

Date: Flown: January, 2001

Scale: 1"= 400'

Planning & Zoning Division - GIS

Prepared 5/9/02

